



**City of Santa Barbara**  
Planning Division

**Transmittal Memo**

**DATE:** April 9, 2007

**TO:** Architectural Board of Review

**CC:** Former SFDG/NPO Update Steering Committee Architects:  
Bill Mahan Richard Six  
Bruce Bartlett Vadim Hsu

**FROM:** Jaime Limón, Design Review Supervisor  
Heather Baker, AICP, Project Planner

**SUBJECT:** Draft Single Family Design Guidelines (SFDG) Transmittal Memo

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Staff is pleased to present a new draft of the Single Family Design Guidelines (SFDG), published this month. The SFDG are scheduled for review at the next Architectural Board of Review (ABR) hearing on April 16<sup>th</sup>, 2007, after 5:00 PM. The ABR originally heard a presentation of the SFDG in April, 2006 at an "Open House" joint meeting along with the City Council, Planning Commission, and Historic Landmarks Commission. After the April workshop, Staff visited each hearing body separately to receive feedback on the SFDG as well as proposed municipal code changes and Architectural Board of Review Guidelines changes. ABR last commented on the SFDG/NPO Update package on June 19, 2006. On August 8<sup>th</sup>, City Council directed staff to continue the NPO/SFDG Update finalization process, including a final ABR review of an updated draft proposed SFDG. Staff seeks the ABR's input on the enclosed Draft SFDG. Please feel free to mark any changes you would like to see made to the document in the hardcopy, and be prepared to give the suggested marked-up changes to Staff on April 16<sup>th</sup>.

At the June 19, 2006 ABR hearing, a couple of the ABR members commented that the 2006 SFDG Draft did not provide the kinds of additional new "tools" that would be helpful in improving single family project designs. In response, Staff, working with a subcommittee of the ABR (Wienke, Sherry, and Manson-Hing) and architects who served on the former SFDG/NPO Update Steering Committee (Mahan, Bartlett, Six, and Hsu) has incorporated a number of changes to the guidelines. Staff hopes that these changes will enable the updated guidelines to provide new effective tools for single-family residential project review. In addition to the major changes summarized below, minor clarifying text edits have been incorporated throughout the document.

## **New “Site Planning and Structure Placement” Chapter**

Covers these topics:

- Environmental Setting
- Neighborhood Context
- Solar Design
- Permeability
- Parking Aesthetics

## **“Compatibility” Chapter Revisions**

### Definitions

The following definitions have been refined and sorted into quantitative and qualitative categories:

#### *Quantitative*

- Volume
- Size

#### *Qualitative*

- Massing
- Proportion (a new definition)
- Scale
- Bulk

### Photographs

- Top left and bottom left photos on page 16-C, illustrating “volume”, were replaced
- Bottom left photo replaced w/ an angle photo, top left photo will also be replaced w/ an angled photo (pending), captions revised.

### New Sections

The following Compatibility sections are “new” and include many new illustrations (p. 23-T and 26-T by Bill Mahan) and new photos.

- Height
- Façade Articulation
- Openings
- Entries
- Roof Design
- Exterior Materials and Colors

## **New “Two-Story Design Concepts” Chapter**

- All the illustrations and photos that pertained specifically to two-story design concepts in the previous SFDG have now been placed in one chapter.
- Please note, page 35-TS needs two more “good” examples of two-story projects in Santa Barbara. Staff continues to solicit potential addresses of homes which may be appropriate for this page. Staff expects to present additional photo options for ABR consideration of placement on this page on April 16<sup>th</sup>.
- Clearer photo images have replaced the previous top right and bottom right photos on page 36-TS.
- New illustrations have been located on page 31-TS.
- Bill Mahan has contributed revised illustrations for page 33-TS of the guidelines.